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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2301 EAST MARTIN LUTHER KING BOULEVARD IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public-neighborhood plan (P-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlayneighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0106, on file at the Housing and Planning Department, as follows:

Lots 14, 15, 16, Block 4, GLENWOOD ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 154, Plat Records of Travis County, Texas (the "Property"),

locally known as 2301 East Martin Luther King Jr Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

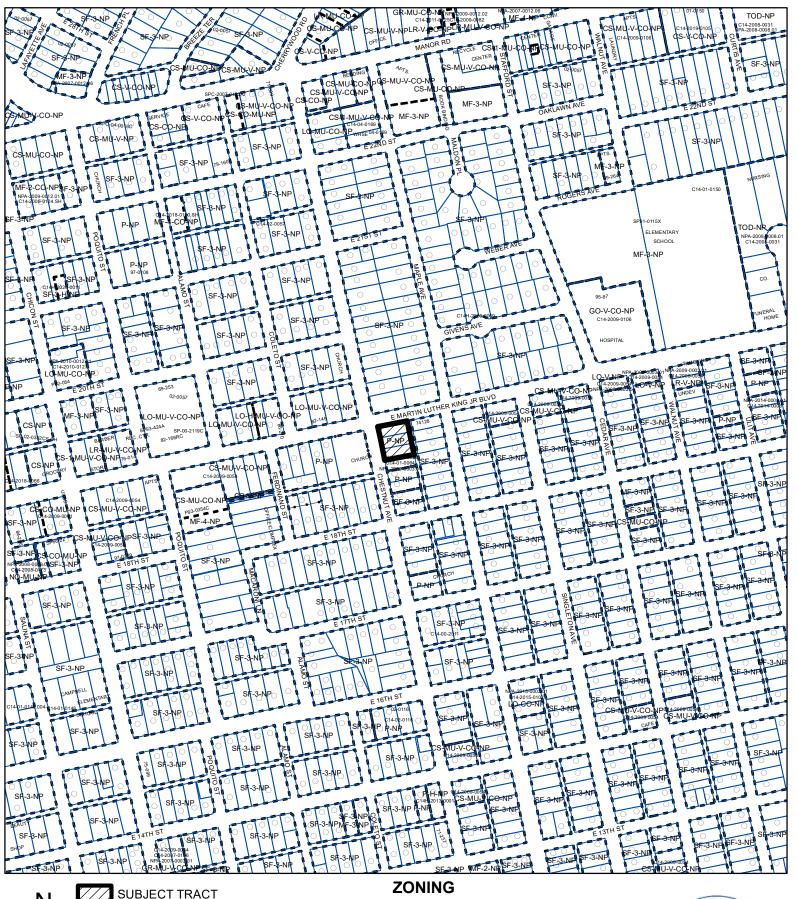
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are not permitted uses of the Property: Α.

> Adult oriented businesses Automotive rentals Automotive sales Campground Equipment repair services Exterminating services Limited warehousing and distribution

Agricultural sales and services Automotive repair services Automotive washing (of any type) Drop-off recycling collection facility Equipment sales Kennels Maintenance and service facilities

		Management note: 1 solos	Daven ahan aamii aa			
1		Monument retail sales Vehicle storage	Pawn shop services			
2	В.	B. The following uses are conditional uses of the Property:				
4		Construction sales and service Service station	es Laundry services			
4 5 6 7 8	commercial services (CS) base district, mixed use (MU) combining district, and othe applicable requirements of the City Code.					
10 11 12	PART 4. The Property is subject to Ordinance No. 001207-47 that established zoning for the Chestnut Neighborhood Plan.					
13 14		This ordinance takes effect on _	, 2021.			
15 16		AND APPROVED				
17 18		2021	§ §			
19202122		, 2021	Steve Adler Mayor			
2324	APPROVI		_ATTEST:			
252627		Anne L. Morgan City Attorney	Jannette S City C			







PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2020-0106 Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 9/28/2020